

MINUTES OF MEETING
NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, April 4, 2012 at 5:07 p.m. in the district office, 10300 N. W. 11 Manor, Coral Springs, Florida.

Present and constituting a quorum were:

David Gray	President
Vincent Morretti	Secretary
Vandin Calitu	Assistant Secretary

Also present were:

Doug Hyche	District Manager
Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Brenda Schurz	District Clerk
Donna Holiday	GMS-South Florida, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyche called the meeting to order at 5:07 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 7, 2012 Meeting

Mr. Hyche stated the next item is approval of the minutes of the March 7, 2012 meeting.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the minutes of March 7, 2012 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Staff Reports

A. Manager

Consideration of Change Order with Lanzo Construction for Parkland Golf and Country Club Landscape Buffer Upgrade and Pod 15 Landscape Feature Additions, Project No. 399296 for Contract Modifications for the Concrete and Structural

Changes Required by the City of Parkland and Tree Additions in the Amount of \$155,501.67

Mr. Hyche stated the next item is consideration of change order with Lanzo Construction for Parkland Golf and County Club landscape buffer upgrade and Pod 15 landscape feature additions, project no. 399296 for contract modification for the concrete and structural changes required by the City of Parkland and tree additions in the amount of \$155,501.67.

Mr. Gray asked will the engineer explain the additions and changes?

Ms. Early responded we had some structural changes when we went through with Addison Rebar. I don't know if you recall the reduction to the change order for the FP&L feeder, Lanzo had started and Toll Brothers said they want to try to save some money and have FP&L come in and add some additional transformers, which they did but it took time for them to do the drawings and we had to change the plans in accordance with the new FP&L layout.

Originally they had walls around the first fountains they did on Trails End and University. They did away with that big wall and it is landscaped but the panel is high and a couple of the homeowners have complained that they can see the panel because the shrubs haven't grown to cover them. My landscape architect recommended five trees per pad and this was the cost for the additional trees for each of the 7 pads.

Mr. Gray stated the additional \$59,000 is for the changes to the structure and electrical items you mentioned. The delay is because we stopped them for the permitting process.

Mr. Colon stated for redesign.

Mr. Gray stated the first part of the change order is fine. On the landscaping \$16,000 for 35 Ligustrums is a high price.

Ms. Early stated when he gave me the price I called my landscape architect and he went through it and he felt it was a fair price based on the cost of the trees and them having to have a superintendent. I didn't price anybody else so I don't know if we could get it cheaper.

Mr. Gray stated I would like to price somebody else because I think it is a very high price for Ligustrum trees. Ligustrum is a very common tree and that price is about \$450 per tree installed, \$4,000 of which is an add-on to the cost he got from his subcontractor.

Mr. Hyche asked are you requesting that we reject this change order to get another quote?

Mr. Gray responded yes because if you read Ruzzano's bid it is \$12,375 if you read the final number from Lanzo it is \$16,569 and that is a \$4,000 up charge to watch somebody put in some trees.

Ms. Early stated I think he added his labor his superintendent then he added 10 and 10 which is typical. As a side note on this, we did this because homeowners were complaining and we don't want Parkland to come after us and say do it. I went out to the existing fountains and there are no trees in front of those control panels. There is a shrub that is growing but those control panels are up in the air and they are not heavily landscaped you can clearly see them.

Mr. Gray asked we are doing these different than the rest of the community?

Ms. Early responded because a couple people called and complained saying the shrubs are only 3 feet high right now and will take a while to grow, what else can you do. These particular fountains are right behind the house. The existing fountains are pretty far back from the house. This particular row where the houses are from the end of the lot it is about 7 feet to the fountain and that is where the control panel is.

Mr. Gray stated they can see the control panel so you are going to hide the whole thing.

Ms. Early stated that is what we came up with.

Mr. Colon stated this is a special assessment in Parkland Golf and Country Club and technically they are paying for it under the non-ad valorem assessment. The developer is also in agreement with putting the landscaping in. They did a walk through and it was a recommendation between us and the developer to hide it with trees.

Mr. Gray asked what do you think?

Mr. Morretti responded I see the numbers. The guy is entitled to a markup.

Mr. Calitu stated I think this is okay, \$500 to bring 35 trees.

Mr. Gray asked you think the \$16,000 for 35 Ligustrum trees is a fair price to have them planted?

Mr. Calitu responded I am not sure about the \$12,000 I'm only talking about the additional \$4,000.

Mr. Gray stated the cost to employ is 62%. Have you ever seen 62% put on the cost to employ?

Mr. Calitu responded it depends on what the contract says.

Mr. Colon stated this is a change order so we can easily go out and get other quotes that is not an issue.

Mr. Gray asked you think it is okay?

Mr. Morretti responded if you feel strongly about getting another price we can do that.

Mr. Gray stated first I thought it was kind of nuts that we are doing that kind of money over pressure but they are paying for it is what you are basically saying.

Ms. Early stated they know it is coming out of a bond that they are paying.

Mr. Gray stated we are talking money from a bond that is set aside for something.

Ms. Early stated this is it. This is the last thing that has to be done, the landscape buffer.

Mr. Gray stated you are saying there is more money in the bond than we needed.

Ms. Early stated there is about \$5 million left that Toll Brothers was going to get to do the rest of the landscaping.

Mr. Colon stated that will be a future agenda item.

Ms. Early stated the remaining bond funds are to finish this buffer and the remaining portion west on County Line Road.

Mr. Hyche stated whether we finish it or pay down the bonds that is a negotiation.

Ms. Early stated we have already removed the fountains there aren't going to be any more fountains west of this project.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the change order with Lanzo Construction for the Parkland Golf & Country Club landscape buffer upgrade contract for a net increase of \$155,501.67 was approved.

Request to Vacate Easement Located in Parkland Golf and Country Club Plat 20

Mr. Hyche stated the next item is a request to vacate easement located in Parkland Golf and Country Club plat 20.

Ms. Early stated they sent us the plans and we checked it.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the request for the release of easement on Parkland Golf & Country Club Plat 20 was approved.

Agreement with Dunkelberger Engineering & Testing, Inc. to Provide Subsurface Study for New Water Main, Force Main and Reuse Water Main along South Side of Lox Road from Western Terminus to a point 2.8+ Miles East of Southeast in the Amount of \$13,130

Mr. Hyche stated the next item is agreement with Dunkelberger Engineering & Testing, Inc. to provide subsurface study for new water main, force main and reuse water main along south side of Lox Road from western terminus to a point 2.8+ miles east of southeast in the amount of \$13,130.

Mr. Calitu stated they are going to do 30 SPT's that is a good price. They can go up to \$2,000 per soil boring.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the agreement with Dunkelberger Engineering & Testing, Inc. in the amount of \$13,130 was approved.

Discussion Regarding Piggybacking from Contract with Orlando Utility Authority to Purchase Pipe Material for the Nob Hill Force Main Extension Project that will serve the Wedge Area

Mr. Hyche stated the next item is discussion regarding piggybacking from contract with Orlando Utility Authority to purchase pipe material for the Nob Hill force main extension project that will serve the Wedge area.

Mr. Lyles stated under Florida law we have an option to going out and getting competitive bids on construction project materials and this is what this is for and the option is piggybacking. In this case we have an agreement that was competitively bid and entered into for water and wastewater materials starting with the Orlando's utilities department, it spread out to Jacksonville's utility people and Gainesville and Winter Park and some other cities. Staff has taken a look at the unit prices in this previously competitively bid contract, found them to be competitive obviously with the economies of scale you get when you have a number of utility purchasers you will get better prices. The recommendation here is to authorize NSID to enter into the necessary agreement to make purchases by piggybacking under what we will call the Water and Wastewater Material Alliance Agreement with Orlando Utilities Commission and others. The exact materials, the piping and everything I will defer to Rod on.

Mr. Colon stated basically this is the project that is going to extend the force main into the Standard Pacific properties and the Lennar project in the Wedge. The developer had agreed to go ahead and front the money for this project and we went out and got pricing from a couple of suppliers but it exceeded our bidding threshold. I did some research on the unit pricing and found that this was very good pricing and I went to the two suppliers, Ferguson and HD Supply

and asked them if they could match this pricing and at first they said no then I told them we were going to go out to bid then they agreed to match the pricing but in order for us to do that we have to piggyback off the contract. It saves us the money of preparing bid specs and everything. The work has already been done for us and we benefit from it.

Mr. Gray stated I think it is a good idea and a great innovation.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor staff was authorized to enter into the necessary agreement to make purchases by piggybacking under the Water and Wastewater Material Alliance Agreement with Orlando Utilities Commission and others.

Discussion of Banking Services for Operating Account

Mr. Hyche stated the next item is discussion of banking services for operating accounts. Brenda and I met with SunTrust Bank representatives and they gave us a proposal that we provided to you.

Mr. Gray asked who do we currently bank with?

Mr. Hyche responded Wells Fargo.

Mr. Gray stated I read this proposal and I'm assuming staff is recommending the change for beneficial purposes.

Mr. Colon responded yes and SunTrust did the \$50 million bond for us. I believe we were having some issues with our current bank and not only us but we outsource our accounting to CSID and they have issues too. They are also going to change over to SunTrust. It would be beneficial if we both had the same bank.

Mr. Lyles stated just so you are 100% clear part of the commitment and the paperwork we did for that \$50 million bond issue indicated that we would consider such a proposal it did not in any way, shape or form obligate you to award this only consider it so you are not bound by that large bond issue that SunTrust undertook on our behalf. We obligated ourselves to give it consideration.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor staff was authorized to move the district's operating account

from Wells Fargo to SunTrust and have the necessary corporate resolutions executed.

B. Attorney

There not being any, the next item followed.

C. Engineer

i. Consideration of Work Authorizations

a. Work Authorization No. 211 for Inspection and Certification of 4,900 Linear Feet of 20" Force Main That Will Need to be Constructed from County Line Road South Along Nob Hill Road to Existing 20" Force Main for a Lump Sum Amount of \$44,000

Ms. Early stated we have several work authorizations. The first one is the 20" force main that we just spoke about regarding purchasing. This is for the inspection certification and it is in the Broward County right of way from County Line down to the existing 8". There is an existing 20" that reduced to an 8", we are going to cap off the 8" and abandon that and tie into the 20" and extend that to County Line Road. It is already in permitting. We change ordered this into Century's contract and this would be for inspections, shop drawing review, construction oversight, certifications, record drawings.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor work authorization no. 211 in the amount of \$44,000 was approved.

b. Work Authorization No. 212 for Design, Permitting and Engineering Services During Construction for 8" Reuse Main for the Design, Permitting, Inspection and Certification of the 7,600 Linear Feet of 8" Reuse From the Entrance to the Heron Bay in the Amount of \$68,000

Mr. Colon stated as you know North Springs is going to be moving forward with a reuse plant in the Wedge so we purchased 25 acres on which to build a wastewater plant and reuse plant. With reuse the water has to go somewhere and we were thinking the people that are going to benefit the most from it are the golf courses and the medians and so forth. We want to run a reuse line down Nob Hill Road since we have to put a force main anyway it wouldn't cost that much more to implement a reuse line down Nob Hill. From where we are going to put it we can

feed both the Heron Bay Golf Course and PGCC area and put reuse in Pod 20 for the PGCC development that is going to be taking place.

Ms. Early stated this reuse line is actually going to extend from County Line down Nob Hill all the way to the maintenance facility entrance on the west side of Nob Hill Road. This is for the actual design, permitting, construction oversight, certification, everything in Broward County right of way.

Mr. Colon stated it is one of the most environmentally best things we can do. It also helps us on our consumptive use permit if we are recycling our wastewater.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor work authorization no. 212 in the amount of \$68,000 was approved.

ii. Consideration of Amendments to Work Authorizations

a. Amendment No. 2 to Work Authorization 198 (198-2) Construction Phase Services for Water Treatment Plant Chemical Feed System Improvements for a Net Increase of \$44,944

Ms. Early stated this is amendment no. 2 to work authorization 198 for the chemical feed. There are some additional part time residential inspection services, the project is still continuing, we are trying to wrap things up and get it certified. This also includes some post construction phase services preparing O&M manuals, record drawings and the startup support. CH2M Hill will furnish 24 hours of assistance to get that chemical building up and running. Also provide approximately 60 sheets of record drawings for the project. That way NSID will have a reproducible set that they can make prints from at any time and reference.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor amendment no. 2 to work authorization 198 for a net increase of \$44,944 was approved.

b. Amendment No. 3 to Work Authorization No. 199 (199-3) Reverse Osmosis Plant Design for Design Services for Adding Odorous Air Scrubbers, Membrane Concentrate Tank and Pup Station and Raw Water Well Evaluation for a Net Increase of \$154,627

Ms. Early stated this is for some additional design services for the RO plant. The first portion is for the design of the air scrubbers that we originally were not going to install but after

discussion we decided to put it in now rather than later. At some point we will probably have to go to the Floridan Aquifer and because of the odor it would have to be done at that time. We felt it would be better to get it done now.

Also we have to do a pump station and tank to have an air gap because the concentrate line from the RO building is going to discharge right into the force main and Broward County now wants an air gap, we can't just discharge right into the force main. We have to discharge into some type of tank and then pump it into that force main.

Also we are going to evaluate the existing raw water wells to make sure they are operating how they should so when this plant is up and operational we don't have any pressure problem or water problem getting out of the wells. It is just for some testing on the existing raw water wells that exist.

Mr. Colon stated the original design of the reverse osmosis plant and the engineer's estimate came in somewhere around \$24 million. When we went out to competitive bid I think we were all shocked that the bid came in at \$19.8 million so theoretically by us going to bid it looked like we had a \$4 million savings. Then we realized when going through the plans and some of the lessons learned at this facility here at CSID that there had to be some additional work to the RO plant and that is why we decided to put the scrubbers in now while we have the money in place rather than later.

Mr. Calitu asked on the scrubbers you say either two or three scrubbers, why don't you do a two stage, just one vessel?

Ms. Early stated I'm sure they will look at the different designs and it will go through Doug and Rod before anything is finalized.

Mr. Calitu asked is the amount for two or three scrubbers?

Ms. Early responded it is for whatever is needed I believe. It is a lump sum project. They are not sure exactly what they anticipate needing until they get into the design.

Mr. Colon stated the biggest chunk is going to be the design of the concentrate tank with the pumps. It is going to be a super massive lift station that has to have the capability to store at least 500,000 gallons.

Mr. Hyche stated we will not be able to dump all that concentrate at one time into the lift station because the lift station pumps can't handle it so we are going to have to time this and do it on a slow basis at night when there are low flows.

Ms. Early stated we even discussed some existing lift stations but they are too far away for it to be cost effective so we are going to put one right on the site.

Mr. Calitu asked you don't plan to put the concentrate straight into the deep well?

Mr. Colon stated we are going to talk about that. That is something we are hoping we don't have to do.

Mr. Calitu stated it talks about the deep injection well.

Mr. Colon stated if we were to run a concentrate line from NSID to where our deep injection well is going to be it would cost \$2.6 million. We are trying not to do that. We are trying to send this concentrate to the county and with Dennis' help I think we can do it.

Mr. Calitu stated if you do a two stage scrubber you save space.

Ms. Early stated if you want to make a suggestion we can talk.

Mr. Gray stated this is to put it in their system. Currently we can put it in their system.

Ms. Early stated currently they gave us a permit to discharge to the force main then they came back and said it is a temporary.

Mr. Gray stated they aren't going to eventually make us go to the deep well when we pay to do something multiple times.

Mr. Colon stated we might have to do that. This particular set up they are going to design is to get the concentrate off the NSID grounds. From there we are hoping to dump it into our lift station and send it to the county. We have to design it this way anyway but if not then we have to dump it into a concentrate line and pump it all the way to our deep well. We are hoping not to do that.

Ms. Early stated if we did have to do that we still would keep this operational for emergency purposes this would be an emergency discharge if that occurs. You have to have a backup anyway so either way you have to build this.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor amendment 3 to work authorization no. 199 for a net increase of \$154,627 was approved.

- c. Amendment No. 1 to Work Authorization 201 (201-1) Reverse Osmosis Plant Construction Management and Other Services During Construction to Add Odorous Air Scrubbers and Add Membrane Concentrate Tank and Pump Station for a Net Increase of \$172,179**

Ms. Early stated work authorization 201 is for the inspection services for the RO plant and amendment no. 1 is for the additional inspection for these air scrubbers and this pump station and tank that we are going to design.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor amendment no. 1 to work authorization no. 201 for a net increase of \$172,179 was approved.

d. Amendment No. 1 to Work Authorization No. 200 (200-1) Heron Bay Bond Completion for the Revised Plans, Permitting, Inspection and Certifications Relating to the Multipurpose Trail Along County Line Road for a Net Increase of \$20,000

Ms. Early stated Heron Bay bond as you recall we did the buffer, the multiuse sidewalk, there were a lot of different things in that work authorization and that was anticipated to be about 18 months and we are several months past that and we have been able to stretch that money. We put the sidewalk in for permitting and now the City of Parkland does not want to enter into the agreement with the county. When we turn that multipurpose trail over to the county, the county wanted an agreement with the City of Parkland that if the Heron Bay HOA stopped maintaining that multiuse trail because we were going to have landscape, benches, trash receptacles along there, they wanted the city to be the one to pick up that maintenance that should fall on the city not NSID because we are giving the road to the county. The city is the one that originally wanted the multiuse trail and they won't enter into the agreement. We met with the county and the county said just build the sidewalk so we are going to remove the landscaping, remove the benches, remove all the irrigation. We are not going to go all the way to the western end of the district now we are going to terminate at the end of the pavement on County Line Road so we are going to have to make some type of cul-de-sac type sidewalk ending there, revise the drawings and resubmit and get a new permit. WCI is actually going to construct it and we will do the inspection under this contract and get it certified since we were the engineer of record. It all has to be revised because the City of Parkland now won't enter into the agreement with the county.

Mr. Colon stated I spoke to the city manager last week and let her know that if anyone came in the future to complain, all we are building is a sidewalk, WCI is very happy because they don't have to build a multipurpose trail so it is just going to be a sidewalk there will not be any irrigation, there won't be any trees it is just going to be a sidewalk with weeds growing on

the left side and the City of Parkland basically said they understand if there are complaints in the future they will refer them to the county. I just wanted to let the board know that is what is going out there just the sidewalk, no irrigation or anything like that.

Mr. Hyche asked is it still going to be meandering?

Ms. Early stated they said it can meander.

Mr. Hyche asked we can't straighten it out for bicyclists?

Ms. Early responded that is an option we can do that if that is an issue. Typically the county doesn't like meandering.

Mr. Colon stated I have a feeling that in a couple of years when people drive on County Line Road they are going to see a weed fest right next to Heron Bay. I just wanted to disclose it and I wanted the city manager to know what is going to be there. WCI is happy because they are saving a lot of money.

Ms. Early stated we are at the end of the bond funds and when that bond was sold the project total was \$13 million and we only sold a bond for \$8 million and WCI had to pick up the remaining amount. There is a couple hundred thousand dollars left in the bond and that was going to go to WCI but they had to foot the rest of the bills so they are happy.

Mr. Colon stated when people come a couple of years from now everyone knew about it, everyone knew what was going to be there.

Mr. Gray stated that makes no sense in Parkland because Parkland is very much into trails and meandering and I ride my bike through there everyday.

Ms. Early stated it doesn't make any sense and all it would have been is if the HOA stopped maintaining it. That is a big if, they would have had to cut the grass.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor amendment 1 to work authorization no. 200 for a net increase of \$20,000 was approved.

Project Status

Ms. Early stated my project status report is in the agenda book. We discussed the RO plant that is getting up and running, County Line Road the punch list is complete, Hardrives is complete the last item is just getting it striped and I think we are going to get some prices from some contractors to do that. The PGCC perimeter buffer is 95% done we are in the certification

stage and just some punch list items. Heron Bay bond is the project we just discussed. The landscape berm is 95% complete. The only thing he has to do is the sod and I am going to meet him and show him on the north side of the berm I only want him to sod down a certain distance because we are going to put that sidewalk in so I don't want to put sod down and bury it with a sidewalk. That is going to be the last thing he has to do and that berm has come out really nice.

FOURTH ORDER OF BUSINESS**Approval of Financials and Check Registers**

Mr. Hyche stated the financials and check registers are next.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the financials and check registers were approved.

On MOTION by Mr. Gray seconded by Mr. Morretti with all in favor the meeting adjourned at 5:40 p.m.



Vincent Morretti
Secretary

David Gray
President